

**Eau Claire Redevelopment Authority**  
**MINUTES**  
**Wednesday, June 17, 2015**

**Members Present:** David Klinkhammer, Martin Green, Jeff Halloin, Mike DeRosa

**Members Not Present:** Janine Wildenberg, Ted Barr, Russ Van Gompel

**Staff Present:** Mike Schatz, Kelly Thompson, Elaine Coughlin

1. Call to order.

This meeting was called to order at 7:49 a.m. by Mr. DeRosa.

2. Minutes from the meeting of May 20, 2015.

The minutes from the meeting of May 20, 2015 were reviewed and approved on a motion made by Mr. Klinkhammer and seconded by Mr. Green. The motion carried.

3. Financial statements.

Ms. Thompson presented the financial statements for the period ending May 31, 2105. Operating expenses for the month of May totaled \$1,529 and included \$3 in postage charges, \$721 for the 2014 audit and \$805 for utilities for properties in the West Bank Redevelopment District. Acquisition expenses for the month of May totaled \$199,181 and included \$663 for pre-demolition hazmat testing for 38 Maple Street and \$198,518 for the RDA's portion of the former post office demolition.

The Indianhead building will be closed on on Tuesday and the vacant lot owned by Fairchild will be closed on after environmental testing is complete.

The financial statements were approved on a motion made by Mr. Halloin and this was seconded by Mr. Klinkhammer. The motion carried.

4. Motion to approve the bid for demolition of 1714 Oxford Avenue.

Ms. Thompson explained that staff went out for bids for demolition. The bid came back yesterday at 5:00 p.m. so Ms. Thompson did not have an exact number yet because it was incorporated with another property. There was a motion made by Mr. Klinkhammer to approve the bid for demolition of 1714 Oxford Avenue. This motion was seconded by Mr. Green and the motion carried.

**CLOSED SESSION**

The Redevelopment Authority will convene in closed session to discuss the terms and conditions of a lease agreement with Silvermine Stone at 1807 Oxford Avenue in the West Bank Redevelopment District, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to go into closed session made by Mr. Halloin and this was seconded by Mr. Klinkhammer. The motion carried and the meeting went into closed session.

There was a motion to go back into open session made by Mr. Klinkhammer and this was seconded by Mr. Green. The motion carried and the meeting went back into open session.

#### OPEN SESSION

5. Motion to approve a lease agreement with Silvermine Stone.

There was a motion made by Mr. Klinkhammer to approve a lease with Silvermine Stone Company located at 1807 Oxford Avenue through December 31, 2015. This was seconded by Mr. Green and there was no discussion. The motion carried.

6. Executive Director's report.

Mr. Schatz explained that staff has been informed that the Redevelopment Authority will receive \$5,000 of the CDBG funds for 2016 and an estimated \$48,000 of program income for a total of \$53,000.

Mr. Schatz said that in regards to the Regional Business Fund, the whole region and a lot of cities and groups have been rallying and asking HUD to reconsider their decision. He said he would consult the City Attorney to see if there is anything that the city could get back.

Mr. Schatz announced that the City was not approved for an EPA Grant for environmental and demolition in the West Bank. This was due to strong competition and he said that they will pursue brownfields and other state grants.

Mr. Schatz announced that after going out for RFPs for the Liner Building and Block 7, the City received an RFP from an out of town developer.

Mr. Schatz said that the staff is still trying to meet with Family Video to buy property for the bike trail. He said planned meetings had been canceled by Family Video, but staff will continue to try to meet with them.

Mr. Schatz told the board that the city is in the process of drafting a TIF Policy through the Economic Policy Advisory Committee that will eventually go to Council for approval. He said staff has run the drafted policy past developers and economic development professionals.

Mr. Schatz said that staff met with six site selectors that are part of the Site Selectors Guild that Momentum West initiated. He said they also met at JAMF Software on the fourth floor and the site selectors were very pleased and thought the city was on track. Speakers included Zach Halmstad, Julia Johnson and the new JAMF CEO.

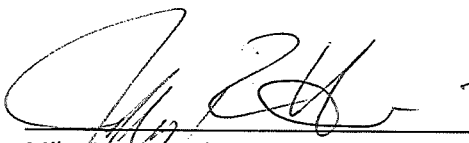
Mr. Schatz explained that Jeff Nelson agreed to forfeit his moving allocation if he fails to move the building on Maple Street.

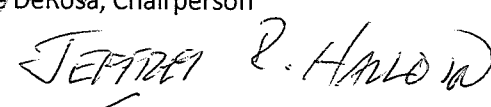
Mr. Schatz said the feasibility grant that Ned Noel submitted about a public market has made the first cut and is still in the running. He said they hope to hear back by August, but they have until the end of September to respond.

Mr. Klinkhammer inquired about the proposal for the Liner Building and Block 7 and if it would have means to need a fourth floor on the ramp. Mr. Schatz said probably not. Mr. Halloin said that the RDA should start to formally look at moving across the street to the east side of Barstow Street.

Mr. DeRosa said that last Thursday they finished up going over the City's Comprehensive Plan and thought it was a good exercise. He said the vitality of downtown was discussed and that the rest of Eau Claire should follow suite to what has been done down here. He gave praise to the city staff and the board for what they have accomplished over the past several years. He said there is a community wide meeting on June 30<sup>th</sup> and ask for attendance from one of the board members. Mr. Klinkhammer asked for the plan to be brought back to the RDA and Mr. DeRosa said he is hoping to have a summary of points to take a look at.

7. Announcements, directions and correspondence.  
This meeting adjourned at 8:21 a.m.

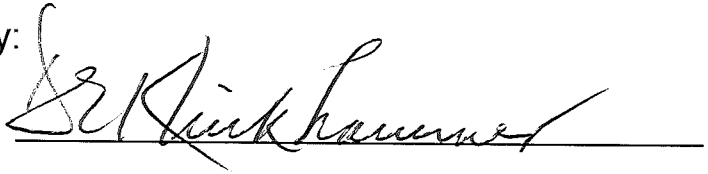
  
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Mike DeRosa, Chairperson

  
Jennifer P. Halloin  
Secretary

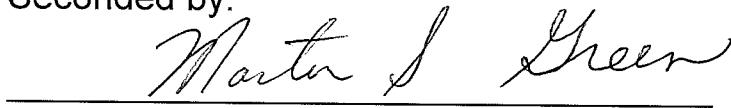
## MOTION

I hereby move to award a bid to Haas Sons, Inc. for the demolition of 1714 Oxford Avenue contingent on the review and approval of the cost by City Staff.

Offered by:



Seconded by:



Passed:


June 17, 2015

Meeting of the Redevelopment Authority of the City of Eau Claire

## MOTION

I hereby move to approve a lease with Silvermine Stone Company located at 1807 Oxford Avenue through December 31, 2015.

Offered by:



Seconded by:



Passed:

June 17, 2015

Meeting of the Redevelopment Authority of the City of Eau Claire